

STATE OF ALABAMA )  
JEFFERSON COUNTY )

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03/29/2022 01:29:27 PM  
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**SCRIVENER'S AFFIDAVIT**

Before me, a Notary Public in and for the State of Alabama, personally appeared Patrick F. Smith, who is known to me and who, after first being duly sworn did testify and affirm as follows:

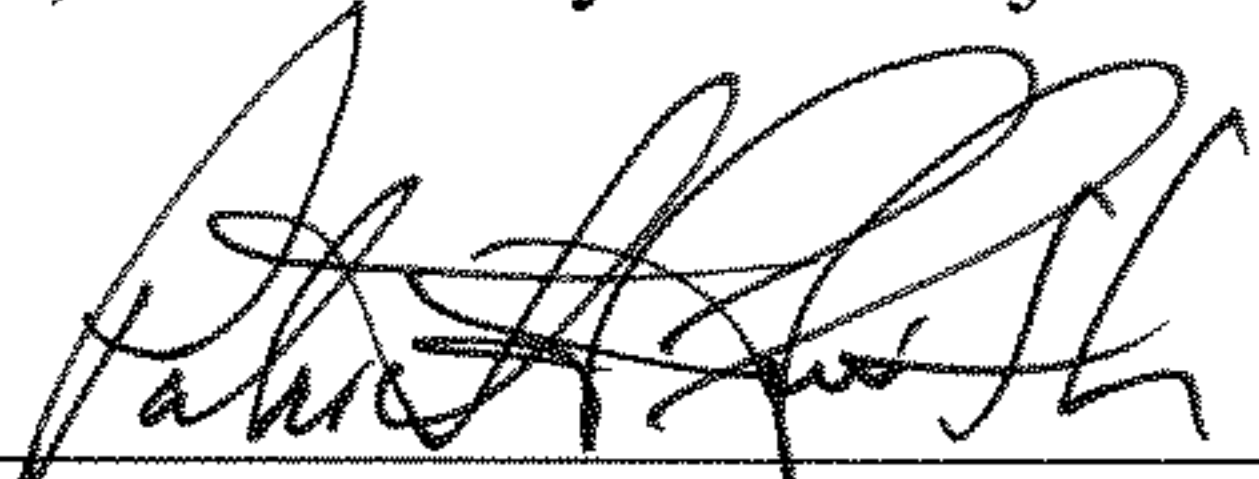
My name is Patrick F Smith. I am over the age of 19, have personal knowledge of the matters set forth herein, and am under no obligation or compulsion to provide this testimony. I have received nothing of value for this testimony.

I am now, and in July 2008, licensed to practice law in the State of Alabama. On July 3, 2008, I prepared a Warranty Deed conveying property known as Lot 57, according to the Survey of Beaver Creek Preserve, Third Sector, as recorded in Map Book 27, Page 91, in the Probate Office of Shelby County, Alabama, conveying this property from Stephen F. Collins and Meg A Collins, husband and wife, as grantors, to Sandra L. Smith, as grantee. The deed was recorded in the Probate Office of Shelby County, Alabama in Instrument Number 20080723000297850.


The deed had a scrivener's error. The grantee, Sandra L. Smith, was identified as taking title "as joint tenants with rights of survivorship." This was incorrect. Sandra L. Smith took title to the property in her name and her name alone, and the phrase "as joint tenants with rights of survivorship" was in error.

This affidavit is given to clarify and correct the deed, and to confirm that Sandra L. Smith took title to the property identified in the deed in her name, without any form of joint ownership.

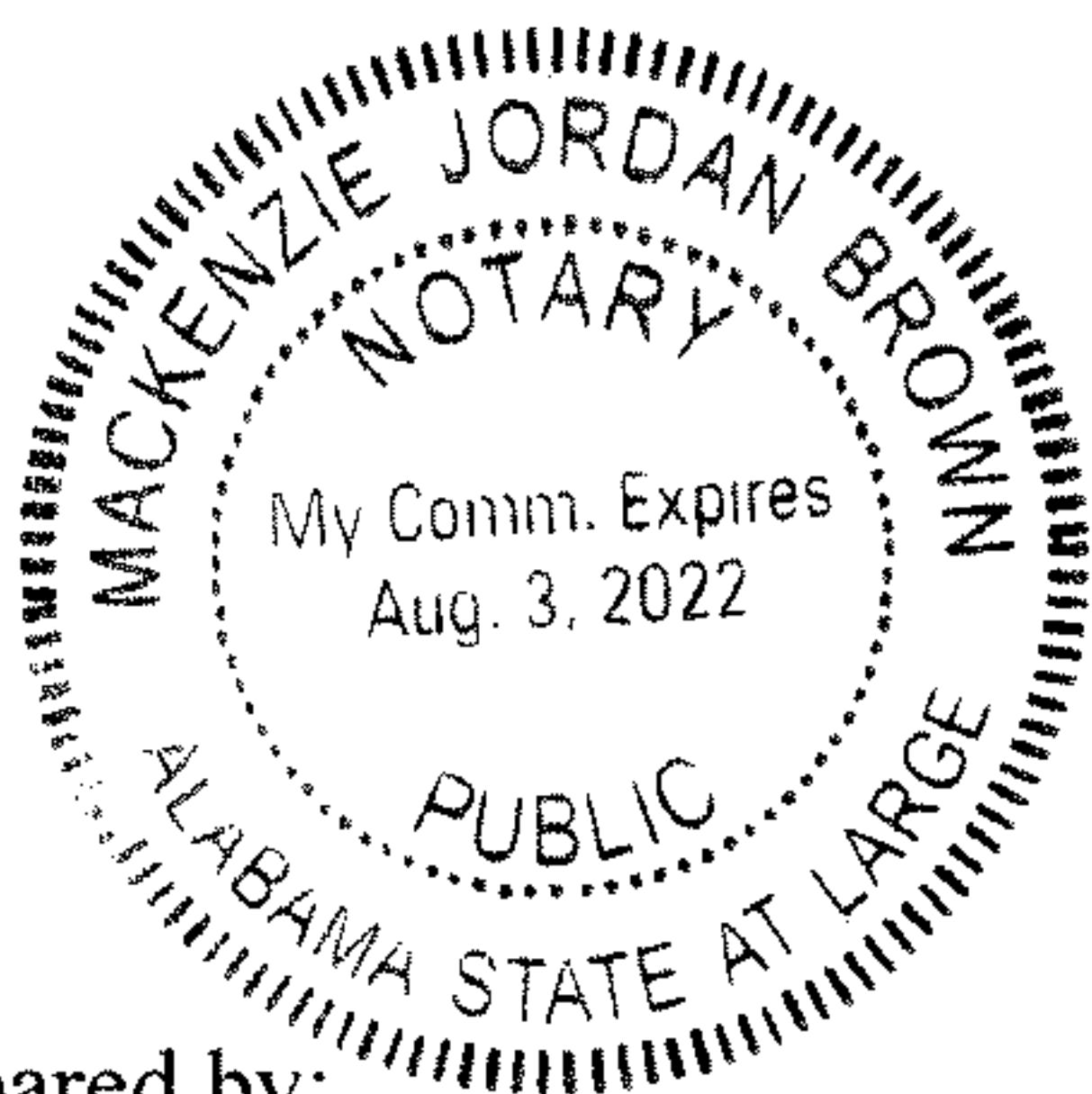
Further, affiant sayeth not.

  
\_\_\_\_\_  
Patrick F. Smith

Witness my hand and seal this 29<sup>th</sup> day of March 2022.

  
\_\_\_\_\_  
Notary Public

My Commission Expires: 8/3/2022



This instrument prepared by:  
Patrick F. Smith, Attorney  
Smith Kessler Smith, LLC Attorneys  
1550 West 2nd Street, Ste. 4-A  
Gulf Shores, AL 36561  
Phone: 251-215-7090



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**03/29/2022 01:29:27 PM**  
**\$23.00 JOANN**  
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